

ASSEMBLY BILL

No. 479

Introduced by Assembly Member Wiggins

February 18, 1999

An act to add Sections 798.37.3 and 798.44 to the Civil Code, relating to mobilehome parks.

LEGISLATIVE COUNSEL'S DIGEST

AB 479, as introduced, Wiggins. Mobilehome parks: physical improvements.

Existing law requires a mobilehome park rental agreement to contain a provision that specifies that it is the responsibility of the management of the park to provide and maintain physical improvements in the common facilities in good working order and conditions, and a description of the physical improvements to be provided the mobilehome homeowner during the tenancy. Existing law prohibits a homeowner from being charged a fee for other than rent, utilities, and incidental reasonable charges for services actually rendered.

This bill would prohibit a homeowner from being charged a fee for the cost of maintaining these physical improvements in the common facilities. It would also prohibit a homeowner from being charged a fee for the costs of providing a new physical improvement to the common areas of the mobilehome park, unless a majority of the homeowners residing in the park have voted to approve the physical improvement and the proposed amortized costs to each homeowner of the new physical improvement.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 798.37.3 is added to the Civil
2 Code, to read:

3 798.37.3. A homeowner shall not be charged a fee for
4 the cost of maintaining the physical improvements in the
5 common facilities in good working order and condition
6 pursuant to subdivision (d) of Section 798.15.

7 SEC. 2. Section 798.44 is added to the Civil Code, to
8 read:

9 798.44. A homeowner shall not be charged a fee for
10 the costs of providing a new physical improvement to the
11 common areas of the mobilehome park, unless a majority
12 of the homeowners residing in the park have voted to
13 approve the physical improvement and the proposed
14 amortized costs to each homeowner of the new physical
15 improvement.

